



City of Somerville

URBAN DESIGN COMMISSION

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

OCTOBER 5, 2021, MEETING MINUTES

This meeting was conducted via remote participation on GoToWebinar.

NAME	TITLE	STATUS
Sarah Lewis	Co-Chair	<i>Present</i>
Cortney Kirk	Acting Co-Chair	<i>Present</i>
Frank Valdes	Member	<i>Absent</i>
Deborah Fennick	Member	<i>Present</i>
Andrew Arbaugh	Member	<i>Present</i>
Tim Talun	Member	<i>Present</i>

City staff present: Andrew Graminski (Planning & Zoning)

The meeting was called to order at 6:07 pm and adjourned at 8:33 pm.

GENERAL BUSINESS: Meeting Minutes Approval

Following a motion by Member Arbaugh, seconded by Member Talun, the Commission voted unanimously (3-0) to approve the minutes from August 24, 2021 and September 14, 2021.

PUBLIC MEETING: 394 McGrath Hwy

(continued from August 24, 2021)

The applicant team presented revisions to the project design since the last design review, including the revised upper three floors which were previous concerns of the Commission. They showed how they have highlighted the main entry of the building, removed one parking spot, made changes to the bike room security and trash location, and added new street trees to the site. The façade bays have been brought down to the ground level which helps connect the top and lower stories together.

The Commission and applicant team discussed the materiality, how the windows and bays still need refinement, the garage door space, the landscaping and implementing a condition that an updated landscape plan will be provided before moving forward, the bike room, the possibility of adding a car-share space, and the egress stair design.

Following a motion by Member Fennick, seconded by Member Arbaugh, the Commission voted unanimously (3-0) to recommend the applicants preferred façade design.

Following a motion by Member Talun, seconded by Member Fennick, the Commission voted unanimously (3-0) to recommend that the design guidelines have been met and to prioritize design guidelines R and M.

Following a motion by Member Arbaugh, seconded by Member Fennick, the Commission voted unanimously (3-0) to recommend that the landscape plans be reviewed by the UDC.

RESULT:

RECOMMENDED

PUBLIC MEETING: 1153 Broadway
(continued from September 14, 2021)

The applicant walked the Commission through the design evolution and presented a rendering of the building in its urban context.

The Commission and applicant discussed the cornice, materiality, the possibility of incorporating a site visit to view a mockup sample board, the separation of the top and bottom parts of the building, including a datum to break up the massing and add shadow and the location of the datum, the color pallet, and other possible design changes to create better proportions.

Following a motion by Member Fennick, seconded by Member Talun, the Commission voted unanimously (3-0) to recommend the modified façade design with the integration of datum separation between the third and fourth floors in the same materials as the panels, located in a place that makes sense in relation to the other elements.

Following a motion by Member Talun, seconded by Member Fennick, the Commission voted unanimously (3-0) to recommend that the design guidelines have been met.

Following a motion by Member Fennick, seconded by Member Talun, the Commission voted unanimously (3-0) to incorporate additional design guidance for a material pallet sample board with preferred (hemlock green and coppertone) and alternative colors to be reviews onsite prior to issuance of the building permit.

RESULT:

RECOMMENDED

The meeting went into recess at 7:47pm. The meeting reconvened at 8:00pm.

The meeting went into recess at 8:07pm. The meeting reconvened at 8:31pm.

PUBLIC MEETING: 495 Columbia

The case was rescheduled to the next regularly scheduled UDC meeting due to a lack of a quorum.

RESULT:

CONTINUED

NOTICE: These minutes constitute a summary of the votes and key discussions at this meeting. To review a full recording, please contact the Planning, Preservation & Zoning Division at planning@somervillema.gov.